BILL GARRETT, Davidson County
Trans:T20130099052 DEEDWARR
Recvd: 11/21/13 14:18 2 pgs
Fees:13.00 Taxes:92.50
20131121-0120179

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-11018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF November, 2013.

Notary Public

Commission Expiration: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:
D222, LLC a Tennessee LLC
521 8th Ave. South, Ste 103
Nashville, TN 37203

SEND TAX BILLS TO:
D222, LLC a Tennessee LLC
521 8th Ave. South, Ste. 103
Nashville, TN 37203

MAP-PARCEL:
083-03-0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Valary W. Payne, married f/k/a Valary W. Steele

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D222, LLC A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 43 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Straightway Avenue, formerly Main Street, at a point 212-1/2 feet west of the westerly margin of the Porter Road, said point being the northwest corner of the property conveyed to W.E. Bjorklund and wife by deed from Penn Mutual Life Insurance Company, of record in Book 1001, page 562, said Register's Office; thence with said Bjorklund's westerly line southwardly 108 feet, more or less, to the northerly line of Lot No. 1 on the map showing O.H. Waller's Subdivision, as of record in Book 547, page 163, said Register's Office, thence with the northerly line of said Lot No. 1, westwardly 77-1/2 feet to the easterly line of Lot No. 2; thence with said line northwardly 108 feet to the southerly margin of Straightway Avenue; thence with said Avenue eastwardly 52-1/2 feet to the beginning.

Being the same property conveyed to Valary W. Steele on 08/10/2001 by Final Decree Confirming Sale filed for record on 08/29/2001 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) All matters appearing on the Plat of record in Plat Book 21, page 9, in the Register's Office for Davidson County, Tennessee. (2) All zoning regulations, governmental building restrictions, easements and/or setback lines or rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions that would violate Title 42 USC 3604

This is unimproved property known as 2044 Straightway Avenue, Nashville, Davidson County, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of November, 2013.

Valary W. Payne

Valary W. Payne

Valary W. Steele

Valary W. Steele

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Valary W. Payne f/k/a Valary W. Steele,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN this 14 day of November, 2013.

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 20, 2014

Commission Expiration: _____

THIS PROPERTY IS NOT THE MARITAL RESIDENCE OF THE GRANTOR OR HER SPOUSE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD DOWER, OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A 260-2-307, OR OTHER SIMILAR STATUTE